



Laragain

Corpach, Fort William, PH33 7LR

Guide Price £250,000

Fiuran
PROPERTY

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Corpach, Fort William, PH33 7LR

Located in the popular village of Corpach and within easy walking distance of the Corpach Marina and The Caledonian Canal, Laragain is a spacious, detached Bungalow with 2 Bedrooms. With sizable, enclosed garden and large timber shed, it will make a wonderful home or an ideal buy-to-let investment.

Special attention is drawn to the following :-

Key Features

- Very desirable detached Bungalow
- Sought after & very popular location
- Views towards Ben Nevis
- Within walking distance of the Caledonian Canal
- Kitchen, Hallway, Lounge, Conservatory, Bathroom
- 2 double Bedrooms both with built-in wardrobes
- Double glazed windows & electric heating
- Enclosed garden with large timber shed
- Gravelled driveway with ample parking
- Wonderful family Home
- No onward chain & vacant possession
- Neptune's Staircase within walking distance
- 15 minutes commute to Fort William by car



Located in the popular village of Corpach and within easy walking distance of the Corpach Marina and The Caledonian Canal, Laragain is a spacious, detached Bungalow with 2 Bedrooms. With sizable, enclosed garden and large timber shed, it will make a wonderful home or an ideal buy-to-let investment.

The accommodation comprises of the Kitchen, Hallway, Lounge, Conservatory, Bathroom and 2 double Bedrooms. There is also a Loft space which is accessed via a hatch in the Hallway.

In addition to its convenient location, Laragain is fully double glazed, benefits from electric heating and offers generous accommodation in a traditional layout.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the enclosed garden and entry into the Kitchen or into the Conservatory.

KITCHEN 3.5m x 3.4m

With external door to the side elevation, fitted with a range of wall and base units, complementary work surfaces, stainless steel sink & drainer, electric oven with extractor hood over, tiled splashbacks, storage heater, window to the front elevation, vinyl flooring and door leading to the Hallway.

HALLWAY 2.7m x 2.1m (max)

With storage cupboard housing the hot water tank, storage heater, access hatch to the Loft, laminate flooring and doors leading to the Lounge, the Bathroom and both Bedrooms.

LOUNGE 5.2m x 3.7m

Spacious room with window to the side elevation, electric fire, storage heater, fitted carpet and sliding door leading out to the Conservatory.

CONSERVATORY 3.8m x 2.6m

With wrap around windows, tiled flooring and external patio doors leading out to the rear garden.

BATHROOM 2.7m x 2.4m

With white suite comprising of bath, shower enclosure, WC & wash basin, frosted window to the front elevation and fitted carpet.

BEDROOM ONE 3.4m x 3.2m

With window to the front elevation, built-in wardrobes, panel heater and fitted carpet.

BEDROOM TWO 3.8m x 3.2m

With window to the rear elevation, built-in wardrobes with sliding doors, panel heater and fitted carpet.



GARDEN

The well-maintained garden surrounds the property and is enclosed with a mixture of timber & wire fencing and hedging plants. The front garden is on 2 levels. The lower level is laid with gravel and provides ample parking for several vehicles. There is a substantial timber shed in the lower level front garden. The upper level is laid partly with grass, partly with gravel and partly with paving slabs, the ideal place for garden furniture and for dining alfresco. The rear garden is laid mainly with grass and is planted with mature trees, shrubs & bushes. There are several fruit trees planted within the garden.

CORPACH

Corpach is approximately 4 miles from Fort William Town Centre. Corpach offers a well-stocked shop, local primary school, pub & hotel. A regular bus service operates between Corpach & Fort William.

LOCATION

Steeped in history, Fort William is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. The area is the Outdoor Capital of the UK and attracts visitors all year round. There are bus and train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.



Laragain, Corpach



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity & drainage

Council Tax: Band D **EPC Rating:** D64

Gross internal floor area (m²) 79

Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

DIRECTIONS

Follow the A82 from Fort William to Nevis Bridge, then turn left. At the roundabout take the second exit and continue on the A82. At the next roundabout take the first exit and continue on the A82. At the next roundabout take the first exit signposted for Mallaig A830. Go straight on at the traffic lights. At the next roundabout take the second exit A830. On entering Corpach there is a bus stop immediately before the Kilmallie Hall turn off. Turn right at the bus stop and continue up the shared driveway bearing right at the top.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

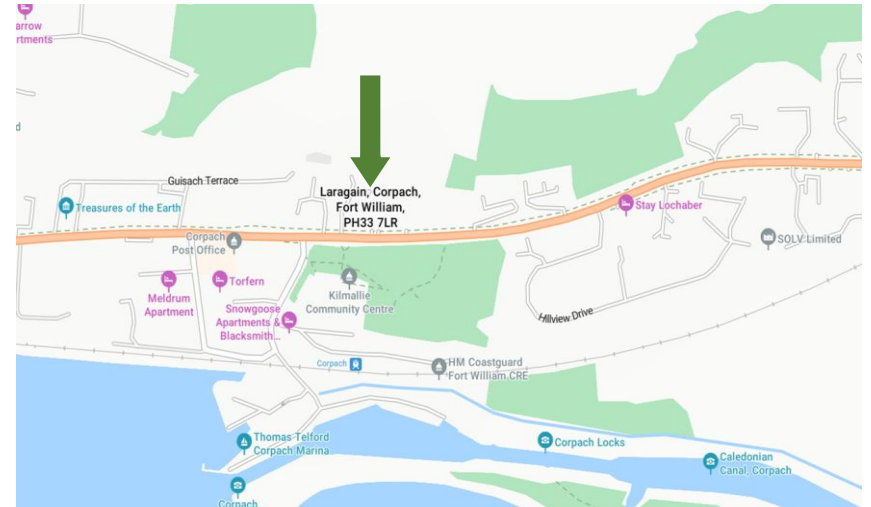
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber, which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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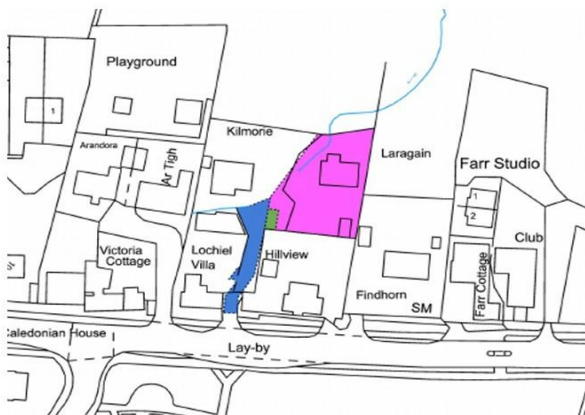
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